

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT
for
October 16, 2008
MEETING NO. 09-2008**

APPLICATION: HDC2009-00446
ADDRESS: 1101 Grand Champion Dr.
ACCEPTED: September 12, 2008
45 DAY LIMIT: November 14, 2008
OWNER: City of Rockville
REQUEST: Construct Parking Lot in
SW Corner
STAFF: Jeff Winstel



Subject Area

Application Summary

The applicant is requesting recommendations regarding four proposed designs for a 23 space parking lot located in the southwest corner of the King Farm farmstead, and to provide an access road to the rear of the property (Grand Champion Drive) from the end of the existing driveway, which will be widened to 20', overlaid or repaired. In addition, the project includes the construction of a bio-retention area and an infiltration trench off the existing driveway. The parking lot will be constructed of porous asphalt, and the extension of the driveway (access road) to Grand Champion Drive will be conventional asphalt paving. The parking lot will be planted with deciduous trees, ornamental trees and evergreens. The ornamental trees will be non fruit-bearing trees, creating a sense of a small orchard near the main house. This project will be re-submitted with more detail for a Certificate of Approval at a future date.

Staff recommends approval, given the following findings:

The proposed Option A (See Attachment) meets the City of Rockville Technical Guidelines #8: Off-street parking, as follows:

- The lot is located at the back of the site;
- Live planting material will be used to screen the site;
- Run-off will be minimized through the use of porous asphalt material;
- The lot is set an adequate distance from the historic structure to limit visual and traffic impacts;
- Landscaping shall be provided in character with the historic nature of the district.

The plan meets Secretary of the Interior's Standards for Rehabilitation #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

BACKGROUND

Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.

- ✓ **Contributing**
- ☐ **Non-Contributing**

Significance:

The King Farm Farmstead Park is a remnant of the 122-acre farm known to the King Family as the Irvington Farm. The Park preserves the original setting of the house and associated farm buildings on eight acres of land. Irvington Farm was part of the largest dairy operations in the county (500 cows milked daily), and accommodated 100 dairy cows on site. Although some farm buildings have been demolished, the remaining buildings are a significant grouping that contributes to an understanding of the 20th century farming industry in the immediate vicinity of Rockville. The extant buildings are: the 1914 house, the dairy barn complex, a garage with a 2nd floor apartment, a farm shed renovated as a 1 ½ story dwelling, a small 1-story farm worker house, a large English barn and the hay draying shed. The property also includes the probable location of a 19th century bank barn, which was destroyed by lightning in 1932.



Site plan for the King Farm Farmstead Park Historic District

Background History:

The small remnant of Irvington Farm which is preserved as the King Farm Farmstead Park is representative of both the 19th century Graff Farmstead (122 acres), and the 20th century King Farm. Located at the original Graff Farm site, these 8 acres also serve to illustrate the much

larger King Farm, which included the Graff Farm as well as three other separate, but contiguous, farms purchased at different times from 1925 – 1942 by William Lawson King. King was involved in many aspects of Montgomery County agriculture, business and politics and was recognized for his various contributions. The property also has strong association with 20th century dairy farming, an important economic sector in Montgomery County at that time. The existing farm buildings are all 20th century structures, including the new family home built in 1914 by James W. Graff, the garage and smokehouse in 1925, and the dairy barn in 1932.

The proposed parking would be located on the site of the 1932 gambrel roof barn with a long calf barn addition (c. 1940) attached to the rear and forming an L-shaped footprint. This building was recommended for razing in the 2002 memo from the King Farm Task Force. Although the MHT Inventory form for the property, “Irvington Farm” states, “There is a high potential for archaeological remains of the multiple outbuildings associated with the long-term farming operations at this site, as well as remnants of 18th and 19th century occupations at this site”, subsequent grading and investigations has led to a re-characterization of the farm site as having little potential for archeological artifacts.

Previous Requests:

BLD2007-12894: Renovation of Hay Barn

HDC 2006-00375: Reconstruction of existing structure and reconstruction of a replica in order to use the Structure as a Picnic Shelter

Property Area: **Eight Acres**
Structure Area: **40’ x 74’ (2,960 sf.)**
Zone: **O-3 HD**

The purpose of the O-3 Zone is to provide an open, attractive environment for certain low intensity office and industrial park uses. However, King farm was approved as a Comprehensive Planned development (CPD) Special Development Procedure in 1996. The development is regulated by development standards and uses outlined in the CPD Concept Plan approval for the mixed-use community

City of Rockville Permits Required:

Detailed application approval (site plan per draft Zoning Ordinance)
Storm water permit
Grading permit

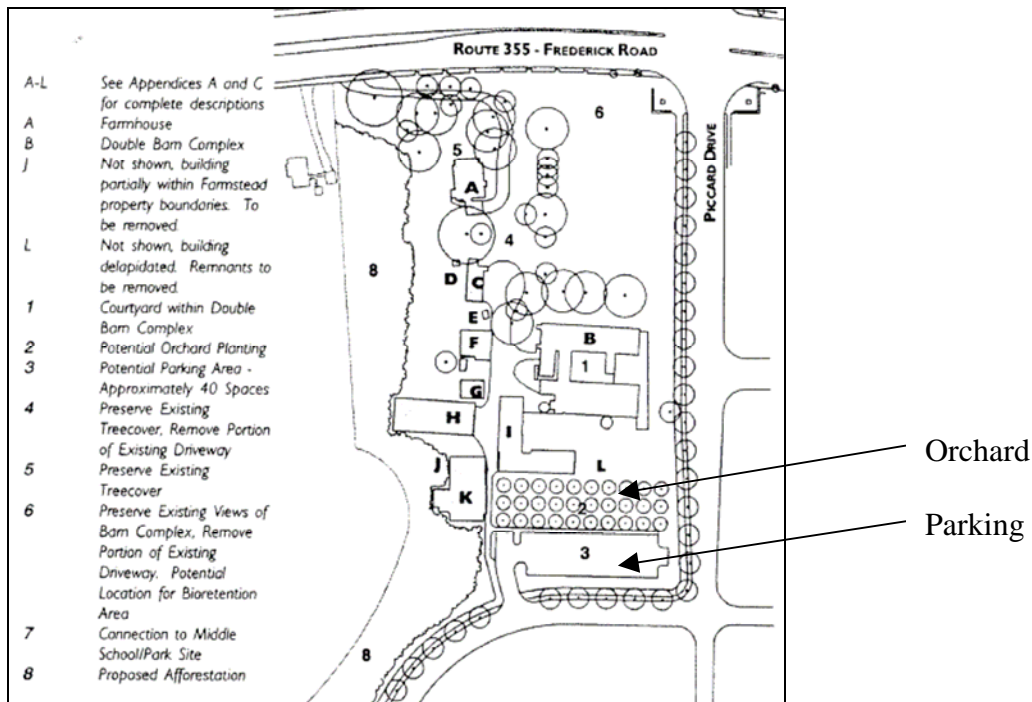
DISCUSSION OF THE PROPOSED PROJECT:

The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.

The 2002 Master Plan for the King Farm Farmstead Park Historic District recommends a parking lot that will accommodate 13-30 vehicles. Currently, the primary users are members of the Community Garden Club. The City of Rockville Recreation and Parks Department prefers alternative “A” of the four alternatives presented by the engineering/planning firm A. Morton

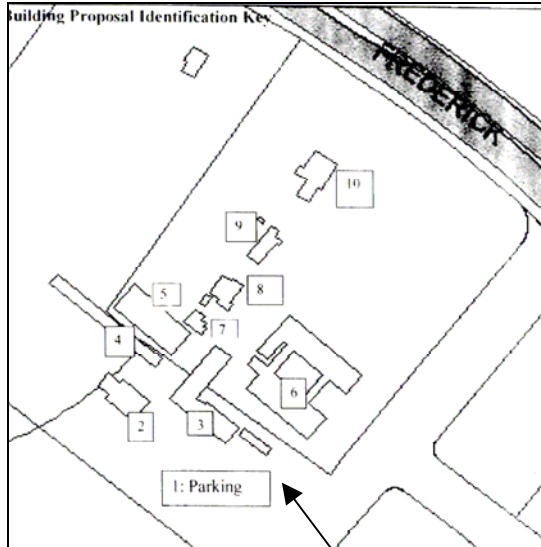
Thomas and Associates, Inc. (See Attachment) The project will also include the paving and widening of an existing gravel driveway with pervious asphalt.

The 1999 King Farm Parks Master Plan for the farmstead site states, “Depending upon the use/s selected for the Farmstead site, parking may be required. Because of spatial constraints, an area that would accommodate no more than 40 spaces is recommended. After much discussion with the City, it has been determined that the southernmost corner of the site, along Piccard Drive is the only desirable location for parking.”

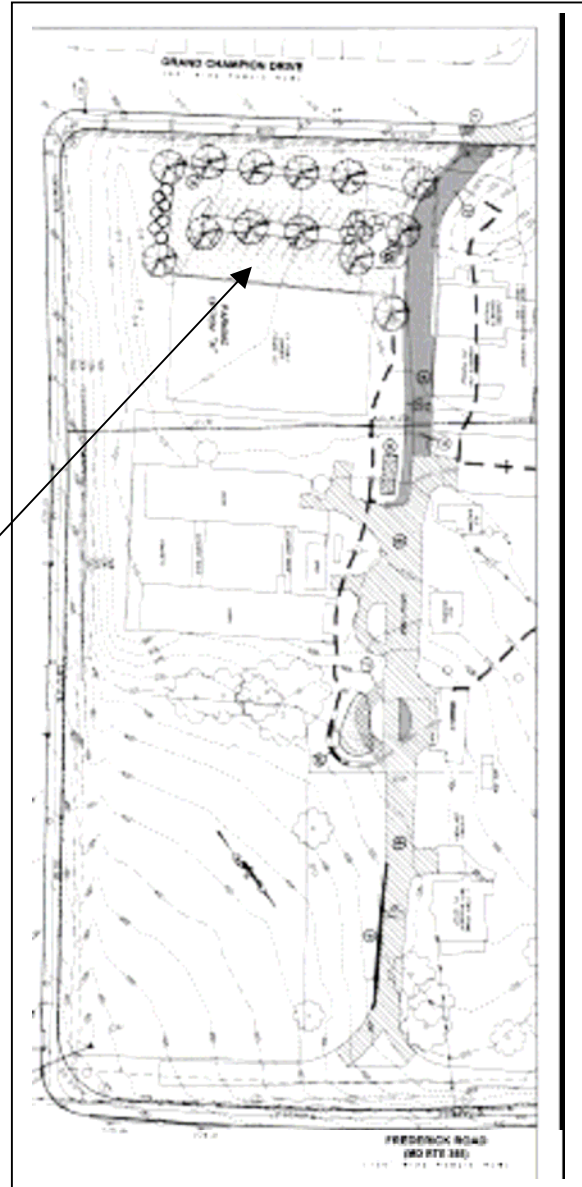


1999 Recommended Site Plan

In 2001, Mayor and Council created the King Farm Task Force. The task force was charged with making recommendations for site improvements/ modifications and building utilization. Site improvements for Area 1 include the utilization of the area for handicapped parking. The site plan from the 2002 recommendations is shown below, next to the current alternatives for parking lot locations at the site.



Above: 2002 memo site plan
Right: 2008 preferred alternative site plan



VIEWS OF EXISTING RESOURCE:



Existing drive between House and Garage, looking east



Existing Drive, facing east



Existing Drive, facing west



Existing drive to Grand Champion Drive, facing west



Existing bike path at intersection of farm drive and Grand Champion Drive, facing north



Location of the proposed parking lot and existing community garden, facing northeast



Location of proposed parking lot from the northeast corner of Ridgemont Avenue and Grand Champion Drive, facing northeast

MATERIALS:

The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.

The parking lot and access road will be paved with permeable asphalt to decrease potential impervious area run-off contributions.

COMPLIANCE WITH GUIDELINES:

The proposed Option A meets the City of Rockville Technical Guidelines #8 Off-street parking as follows:

- The lot is located at the back of the site,
- Live planting material will be used to screen the site,
- Run-off will be minimized through the use of porous asphalt material,
- The lot is set an adequate distance from the historic structure to limit visual and traffic impacts
- Landscaping shall be provided in character with the historic nature of the district.

The plan meets Secretary of the Interior's standards for Rehabilitation #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

Attachments:

Certificate of Approval application with site plan for proposed parking lot and driveway improvements.

2002 King Farm Task Force Memo

City of Rockville Technical Guidelines for Exterior Alterations 8: Off-Street Parking